



THE REGIONAL PLANNING COMMISSION

County of Los Angeles

MINUTES

Meeting Place: Room 150 Hall of Records
320 W. Temple Street
Los Angeles, California 90012
Meeting Date: March 2, 2016 - Wednesday

Time: 9:04 a.m.

Present:

Commissioners Pincetl, Smith, Louie, Pedersen, Modugno

Ex Officio Members:

Director of Public Works: Mr. Fabrizio Pachano, Senior Civil Engineer

County Counsel: Mr. Joe Nicchitta, Deputy

Planning Director: Mr. Sorin Alexanian, Deputy Director, Current Planning Division

Forester and Fire Warden: Ms. Janna Masi, Supervising Fire Prevention Engineer

PLEDGE OF ALLEGIANCE

1. The Pledge of Allegiance was led by Commissioner Louie representing the Second Supervisorial District.

APPROVAL OF AGENDA

2. Motion/second by Commissioners Modugno/Smith – That the agenda for March 2, 2016 be modified to begin with Item No. 8 – R2008-01557-(5), followed by 6, 7, 9, 10 and 11.

At the direction of the Chair, the agenda was approved unanimously.

COUNTY COUNSEL REPORT

3. There were no reports given by County Counsel.

DIRECTOR/DEPUTY DIRECTOR

4. There were no reports given by Director/Deputy Director.

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MINUTES FOR APPROVAL

5. Motion/second by Commissioners Louie/Smith - That the minutes for February 3, 2016 be approved.

At the direction of the Chair, the minutes were approved with Commissioners Louie, Smith, Pincetl and Pedersen in favor and Commissioner Modugno being recorded as abstaining.

PUBLIC HEARINGS

Zoning Permits - North Section

Action Taken as Noted

8. **Project No. R2008-01557-(5). Conditional Use Permit No. 201500100. Applicant: Emilio Gonzalez. 42741 45th Street West, Unit J, Quartz Hill. Quartz Hill Zoned District. To authorize the sale of alcoholic beverages (ABC Type 21 License: beer, wine, and distilled spirits) from an existing market for off-site consumption in the MXD-RU (Rural Mixed Use) Zone. This project is categorically exempt Class 1 – Existing Facilities pursuant to CEQA reporting requirements.**

Mr. Curzi recommended that the item be continued to Wednesday, March 23, 2016, due to the applicant not complying with the public hearing notice posting requirements under Los Angeles County Zoning Code Section 22.60.175.

Motion/second by Commissioners Modugno/Louie – That the item be continued to Wednesday, March 23, 2016, to allow the applicant a minimum of 30 days to properly post the hearing notice on the project site.

At the direction of the Chair, the item was continued to Wednesday, March 23, 2016.

Land Divisions

Project Approved

6. **Project No. R2013-02915-(1). Tentative Parcel Map No. 072518. Applicant: Pioneer Real Estate, LLC. 465 South Ford Boulevard, East Los Angeles. Eastside Unit No. 4 Zoned District. To create two residential fee lots on 0.44 gross (0.31 net) acres. This project is categorically exempt under Class 15 - Minor Land Divisions, pursuant to CEQA reporting requirements.**

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PUBLIC HEARINGS (Cont.)

Land Divisions

Mr. Montgomery presented the staff report followed by testimony from the applicant's representative Yolanda Mc Causland in favor of the project. There being no members of the public present, no rebuttal was required.

Commissioner Pincetl inquired as to whether the underlying soil had been tested for toxicity, due to the site's previous use as an auto repair garage. Fabrizio Pachano of Department of Public Works stated that two preliminary soils reports had been submitted, and that there were no indication of contaminated soil or underground storage tanks.

Motion/second by Commissioners Smith/Modugno – That the Regional Planning Commission close the public hearing and find that the project is categorically exempt pursuant to state and local CEQA guidelines and approve Tentative Parcel Map No. 072518 with findings and conditions of approval.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on Monday, March 14, 2016.

Project Approved

7. **Project No. R2014-03316-(5). Applicant: Dexter 11108 Freer, LLC. 11108 Freer Street. South Arcadia Zoned District. a. Tentative Tract Map No. 073191. To create six (6) detached single-family residential condominiums on 0.82 gross (0.69 net) acres. b. Oak Tree Permit No. 201400031. To retroactively authorize the removal of two oak trees during site clearance in 2014. c. Environmental Assessment No. 201400267. To consider a Negative Declaration, as the project will not have a significant effect on the environment, pursuant to CEQA requirements.**

Mr. Montgomery informed the Commission that this project is designated as Low Density Residential (1-6 dwelling units per gross acre) which would allow for a maximum of 4.9 units on the property, and less than the six units proposed. However, under the provisions of the 1980 General Plan Land Use Element, an infill project may apply for an increase in density to the next highest Land Use category if certain conditions are met.

Mr. Montgomery stated that the proposed density of the project is compatible with the surrounding neighborhood and meets all other residential design and parking standards.

Commissioner Smith stated that for future projects affordable housing should be incorporated with infill density.

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PUBLIC HEARINGS (Cont)

Land Divisions

Testimony was followed by Shawn Yu and Michael Crane, the applicant's representatives in favor of the project. One member of the public raised concerns to the existing oak tree located south of the property near the tennis courts to which staff replied that this tree is not listed on the Oak Tree Report and there is no encroachment. In rebuttal, Mr. Yu stated that the supposed additional oak tree was identified as a camphor tree.

Motion/second by Commissioners Modugno/Smith – That the Regional Planning Commission close the public hearing and adopt the Negative Declaration associated with Environmental Assessment No. 201400267.

Motion/second by Commissioners Modugno/Smith – That the Regional Planning Commission approve Tentative Tract Map No. 073191 and Oak Tree Permit No. 201400031 with findings and conditions of approval.

At the direction of the Chair, the item passed unanimously. The appeal period for this item ends on Monday, March 14, 2016.

PUBLIC COMMENT

9. Public comment pursuant to Section 54954.3 of the Government Code.

There were no requests by members of the public to address the Commission.

CONTINUATION OF REPORTS

10. Possible Call for Review of Decisions by Hearing Officer, pursuant to Section 22.60.200 of the Los Angeles County Code.

There were no items Called up for Review by the Commission.

11. Commission/Counsel/Director Reports

There were no reports given by Commission/Counsel/Director.

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ADJOURNMENT

A recording of the testimony received and the discussions held at this meeting and a copy of all findings and resolutions acted upon by the Commission are on file in the Department of Regional Planning.

The Commission adjourned at 9:41 a.m. to Wednesday, March 9, 2016.



Rosie O. Ruiz, Commission Secretary

ATTEST

APPROVE



Stephanie Pincetl, Chair



Serin Alexanian, Deputy Director
Current Planning Division